

SECTION 509. LI-LIGHT INDUSTRY

Section 509.1 Purpose

This district is for industrial development, but not located where development and operational characteristics of the industries will negatively effect nearby residential or commercial uses. Regulations are intended to encourage development of such manufacturing, fabricating, processing, packaging and other industries as can be operated in a relatively clean, quiet and safe manner.

Section 509.2 Approvals Required

No structure or building shall be built or remodeled upon land in the Light Industrial district until all required subdivision plat and/or site plan approvals have been obtained.

Section 509.3 Location

The following criteria shall be considered in establishing and maintaining a LI district:

- (a) Conform to appropriate designation in the General Plan for industrial land use.
- (b) Corresponds to an existing district or development in an area annexed into the City.

Section 509.4 Permitted Principal Uses

- (a) Manufacture, compounding, processing, packaging, bottling, or treatment of such products as bakery goods, candy, cosmetic, dairy products, drugs, perfumes, pharmaceutical, soap, toiletries, beverage, and food products, and other personal articles and household goods.
- (b) Manufacture, compounding, assembling or treatment of articles of merchandise from the following previously prepared materials: bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, rubber, leather, paper, plastics, precious or semiprecious metals or stones, shell, straw, textiles, tobacco, wood, wool, yard; except as hereinafter specified.
- (c) Manufacture of instruments, toys, novelties, rubber and metal stamps, cameras, photographic equipment, business and household machines and appliances.
- (d) Farming, landscaping and agricultural supplies and equipment, wholesaling and storage.

- (e) Manufacturing, processing and assembly of malleable metals, signs, monuments, industrial machinery and carbonic ice.
- (f) Public utility plants and storage.
- (g) Spraying supplies and equipment, wholesaling and storage.
- (h) Towed or motor vehicle assembling, repairing including body and fender shops.
- (i) Truck, bus, and heavy equipment garages, dispatching and weighing stations.
- (k) Mini-warehouses, for storage purpose only. No retailing is permitted form these facilities.
- (l) Retail commercial operations directly related to the primary industrial use, may be permitted, provided they do not exceed fifteen (15%) percent of the gross floor area in the LI district.
- (m) Blacksmith or welding shop.
- (n) Contractors storage yard.
- (o) Kennels.
- (p) Veterinary Hospital.

Section 509.5 Permitted Conditional Uses

See Section 310.

Section 509.6 Permitted Accessory Uses

- (a) Any use customarily incidental to a permitted principal use, such as:
 - (1) Private garage or carport for storage of vehicles;
 - (2) Garden house, toolhouse, ramada, swimming pool.
- (b) Accessory dwelling unit. See Section 310.
- (c) Where the keeping of horses and other livestock is lawful, structures customarily accessory to such use.

Section 509.7 Property Development Standards

- (a) Minimum Area: No minimum size required for industrial use.
- (b) Building Height: No building shall, exceed thirty-five (35) feet in height.
- (c) Required Yards:
 - (1) Front yard Setback: 40 feet
 - (2) Side Yard Setback: Minimum of twenty-five (25) feet
 - (3) Rear Yard Setback: Same as Side Yard Setback
- (d) Minimum Distance Between Main Buildings

As prescribed by the Uniform Building Code.

Section 509.8 Non-Residential Accessory Buildings:

- (a) Maximum Height: Fifteen (15) feet above grade.
- (b) Maximum Yard Coverage: Thirty-five (35%) percent of the required side and rear yard.
- (c) Location Restrictions: No accessory building shall be erected in any minimum required front yard, except as otherwise provided in this code.
- (d) Setback Requirements: Accessory buildings shall be setback from the side lot line and rear lot line a distance not less than three (3), feet except:
 - (1) For a lot having its rear lot line contiguous with any alley line, not rear setback shall be required for the accessory building(s).
 - (2) For a corner lot abutting a key lot and not separated there from by an alley, any accessory building shall be set back from the rear lot line a distance not less than the width of the least required side yard applicable to the main building.
 - (3) For a corner lot, the side street setback shall be the same as for the main building.

509.9 Off-Street Parking and Loading

In accordance with the provisions of Article 6.

Section 509.10Sign Regulations

In accordance with the provisions of Article 7.

Section 509.11Landscaping, Screening, and Buffering

See Section 507.11